



# KNIGHTDALE TOWN COUNCIL MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

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## December 7, 2015 – Second Session

The Knightdale Town Council met at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor James Roberson, Councilors Mike Chalk, Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

ABSENT: None.

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Whitney Ledford, Town Clerk; Suzanne Yeatts, Administrative Services Director; Chris Hills, Development Services Director; Jason Brown, Senior Planner; Jennifer Currin, Senior Planner; Keith Archambault, IT Administrator; Brian Bowman, Communications Director; Tim Guffey, Fire Chief; Matt Christian, Code Enforcement Officer; Tracy Solomon, Police Captain; Tina Cheek, Parks, Recreation, and Cultural Programs Director, Megan Thornton, Recreation Program Supervisor.

Meeting called to order by Mayor Roberson at 7:43 p.m.

### WELCOME

Welcome by Mayor Roberson.

### INVOCATION

Invocation by Mayor Roberson.

### ITEM I. ADOPTION OF AGENDA

**...Motion by Councilor Chalk to adopt the agenda. Motion seconded by Councilor Swan and carried unanimously.**

### ITEM II. APPROVAL OF MINUTES

None at this time.

### ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

None at this time.

### ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.

A. Open to the Public

Tara McNair of 3005 Stanford Green Drive expressed concerns regarding on-street greenway parking in Princeton Manor and the possibility of placing a parking lot in the neighborhood. Ms. McNair requested Council consider constructing a parking lot outside of the neighborhood to cut down on traffic, noise, and crime.

Kathryn Kahdy of 2009 Princeton Town Street shared additional concerns about the possible parking lot in the neighborhood. She requested that Council consider placing the parking lot on the other side of Hodge Road in a commercially zoned area.

Council discussed possible options for relocating the parking lot outside of the neighborhood and suggested the Planning and Engineering Committee continue looking at alternate locations.

B. Report on Citizen Inquiries  
Nothing at this time.

ITEM V.

CONSENT AGENDA

Fee Schedule Amendment

**Adopt Fee Schedule Amendment effective July 1, 2015.**

**...Motion by Mayor Pro Tem Chalk to adopt the Consent Agenda.  
Motion seconded by Councilor Tripp and carried unanimously.**

ITEM VI.

LAND USE REVIEW BOARD REPORTS

None at this time.

ITEM VII.

ACTIONS REQUIRING PUBLIC HEARINGS

If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.

Cardinal Charter School

ZMA-5-15

Public Hearing continued at 7:54 p.m.

Senior Planner Jennifer Currin explained that the North Carolina Department of Transportation has adjusted several areas of the plan to correspond with the Traffic Impact Analysis. In addition, Ms. Currin presented some of the Unified Development Ordinance exceptions the applicant, Ryan Companies, is requesting. Ms. Currin answered questions from Council.

Doug Deek from Ryan Companies updated Council on the project's timeline thus far and asked Council to consider approving the project to allow Ryan Companies and Knightdale staff to continue working.

Mike Horn of Kimley-Horn and Associates, Inc. further explained some of the road changes being discussed with North Carolina Department of Transportation and answered questions from Council.

Nick Diamond from Red Apple School Company expressed additional concerns about the project's timeline and the ability to complete it by July for the next school year.

Billy Myrick of 3120 Hodge Road expressed concerns about traffic issues. Mr. Myrick suggested waiting until the North Carolina Department of Transportation finalizes plans for the new 540 section and then work together to solve the problems.

The owner of Paul's Grocery Robert Lee of 2513 Hodge Road expressed concerns with how the traffic patterns will impact his business.

No one else approached.

**...Motion by Councilor Chalk to continue the Public Hearing to the December 16, 2015 Town Council meeting to allow Council and Staff adequate time to review the revised plan as submitted by the applicant. Motion seconded by Councilor Mangum and carried unanimously.**

ITEM VIII. SET PUBLIC HEARINGS  
None at this time.

ITEM IX. TOWN ATTORNEY  
Nothing at this time.

ITEM X. OLD BUSINESS  
A. NCDOT/Fayetteville Street Closing Update

Development Services Director Chris Hills informed Council that the North Carolina Department of Transportation has officially begun the design process for the closure of the Fayetteville Street railroad crossing.



Initial plans have been submitted to the Town for review. In addition to the crossing closure, North Carolina Department of Transportation would also be making improvements to the Smithfield Road/First Avenue intersection to mitigate the traffic impacts of closing the Fayetteville Street crossing. Mr. Hills answered questions from Council.

B. Harper Park Concept Plan Update

Senior Planner Jennifer Currin presented an update regarding the Harper Park concept plan. In response to the Knightdale Station Park revised master plan from July of this year, staff had determined that a Harper Park master plan was needed to ensure that both parks were being programmed appropriately. Input was gathered from all boards and committees and now CLH will revise both the Harper Park Master plan and the Knightdale Station Park Master Plan. These plans will be brought before Council at a January 2016 Town Council meeting. Ms. Currin answered questions from Council.

Landscape Architect Bill Hamilton from CLH designs explained in more detail aspects of the revised master plan and answered questions from Council.

ITEM XI. NEW BUSINESS

A. Appointment of Mayor Pro Tempore

**...Motion by Councilor Young to nominate Councilor Chalk as Mayor Pro Tempore. Motion seconded by Councilor Tripp and carried unanimously.**

B. Committee Appointments

Mayor Roberson made the following committee and liaison appointments:

Finance Committee

Mayor Pro Tem Chalk  
Councilor Mangum  
(Co-Chairs)

Public Safety Committee

Councilor Swan  
Councilor Young  
(Co-Chairs)

Planning and Engineering Committee

Mayor Pro Tem Chalk  
Councilor Tripp (Chair)

Nominating Committee

Councilor Swan  
Councilor Young (Chair)

Technical Review Committee	Councilor Young Councilor Mangum
Parks and Recreation Advisory Board	Councilor Young
Land Use Review Board	Councilor Tripp
Old Town Advisory Committee	Mayor Pro Tem Chalk
Community Policing Advisory Board	Councilor Swan
Chamber of Commerce	Councilor Mangum
Triangle J Council of Government	Mayor Roberson <i>Alternate:</i> Councilor Young
Greater Raleigh Convention & Visitors Bureau	Mayor Roberson
CAMPO Transportation Advisory Committee	Mayor Roberson <i>Alternate:</i> Councilor Mangum

ITEM XII. OTHER BUSINESS  
None at this time.

ITEM XIII. COMMITTEE REPORTS

A. Planning and Engineering  
No report.

B. Finance  
No report.

C. Public Safety  
No report.

D. Nominating  
No report.

E. Liaison Reports  
No report.

ITEM XIV. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XV. ADJOURNMENT

**...Motion by Councilor Swan to adjourn at 8:56 p.m. Motion seconded by Councilor Young and carried unanimously.**



Mayor James A. Roberson



Town Clerk Whitney A. Ledford